



**Violetta Tudorache**

+40 729 005 624

contact@blissimobiliare.ro  
(mailto:contact@blissimobiliare.ro)

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## Office space

 Sema Parc Berlin, Semanatoarea, Bucharest

**18,612 EUR +VAT / month**

Web Reference  
**#114692**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114692>  
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### Description

**Sema Parc - Berlin Building, 1st Floor, 1,488.94 sqm, Shell & Core**

## Generous floor area for custom layouts

### Generous office space with complete customization freedom

Within Berlin Building – Sema Parc, a 1,488.94 sqm office space is available on the 1st floor, delivered in shell & core condition. This setup provides companies with the opportunity to fully design their workspace, from open-plan layouts and private offices to modern meeting rooms and employee relaxation areas.

The generous surface is perfectly suited for establishing a representative headquarters or for large teams seeking a highly adaptable office in a Class A building, part of one of Bucharest's most significant mixed-use developments.

### Building features and technical specifications

- Class A office building with premium construction standards
- Raised floor system prepared for IT and cabling integration
- Curtain wall façade providing abundant natural daylight and energy efficiency
- 4-pipe HVAC system, with zoned climate control
- Suspended ceiling designed for integrated LED lighting (post fit-out)
- High-speed elevators and 24/7 controlled access

- Advanced fire detection and security systems
- Backup generator ensuring operational continuity
- Access to shared areas, on-site facilities, and landscaped green zones

### **Location and accessibility**

Sema Parc is strategically located in central-west Bucharest, a dynamic and growing business area.

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd. and Basarab Bridge
- Excellent public transport connectivity: metro, tram, bus
- Nearby restaurants, cafés, retail and integrated services within the complex

### **Tenant benefits**

- Generous 1,488.94 sqm surface, easily customizable
- Maximum flexibility with shell & core delivery
- Modern Class A infrastructure, ideal for top companies
- Located in a vibrant business and lifestyle hub in Bucharest

Berlin Building – 1st Floor, 1,488.94 sqm, Shell & Core is the perfect choice for companies seeking a modern, adaptable, and representative office in one of Bucharest's most prominent business hubs.



## Property details

<b>Constructed surface</b>	1489m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2019
<b>State</b>	Finished
<b>Common service charges</b>	5211.00 EUR

## Amenities

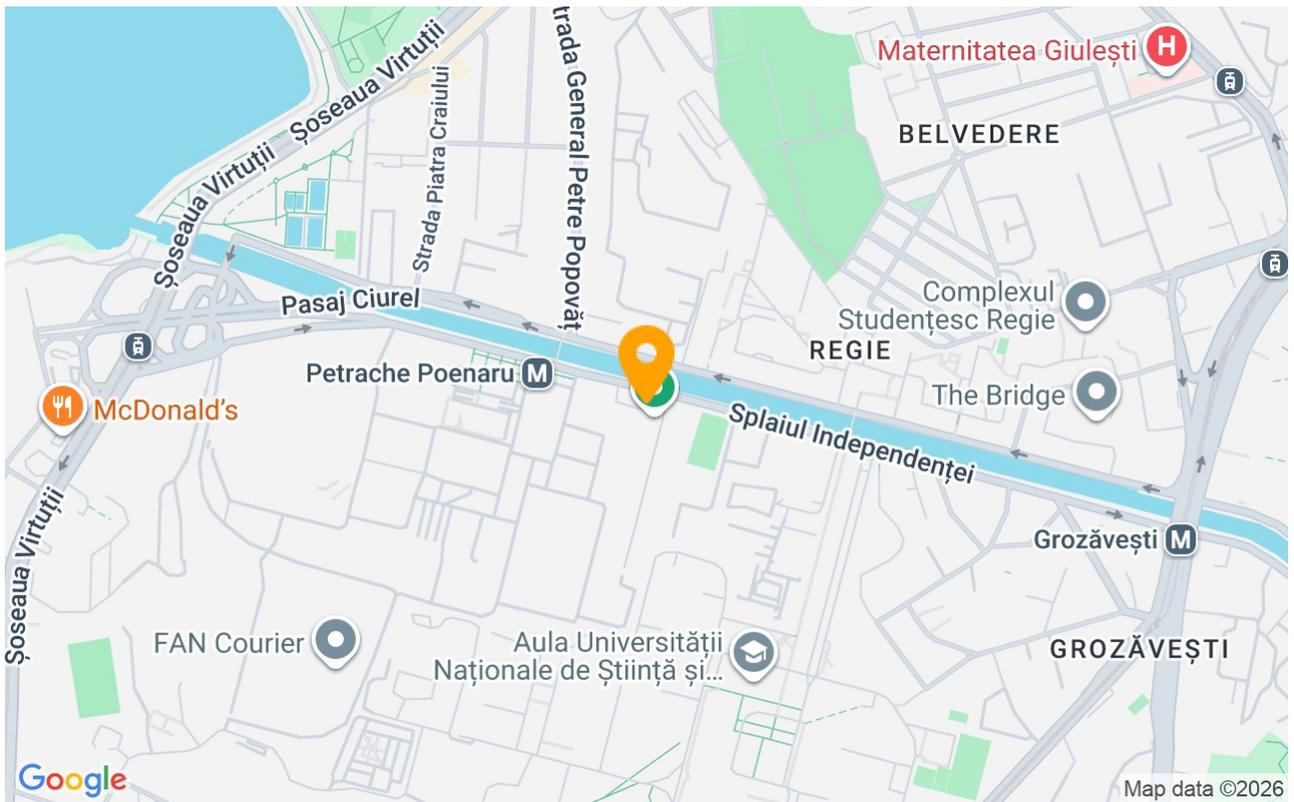
 Not furnished

 Building heating

 Suitable for office



## Location



## Photos

